

OFFICE OF PLANNING AND DEVELOPMENT SERVICES

September 2016

DEPARTMENT UPDATES

The Planning Division held pre-construction meetings for a new 22 unit apartment building in the Long Meadow Landing complex off of South Road and for the new Savings Institute building at The Marketplace Plaza on Route 1.

OPDS staff attended a kick off meeting for a Parks and Recreation study to determine the best location for a bike path that connects the G&S Trolley Trail to Thomas Road.

The department is working with the Department of Public Works to craft an ordinance that bans illicit discharges to the town's stormwater system. The ordinance is required as part of the town's stormwater permit.

Staff gave a presentation with a developer to the Town Council Committee of the Whole regarding Tax Increment Financing (TIF).

COMMISSION HIGHLIGHTS

Zoning Commission

The Commission has been working collaboratively with Groton Utilities to update the Water Resource Protection District regulations. Groton Utilities has let the Commission know that they appreciate the opportunity to actively participate in the process and anticipate a regulation that will protect the drinking water supply without unduly suppressing development.

ECONOMIC & COMMUNITY DEVELOPMENT

Airport Development Zone (ADZ): The ADZ application has been officially submitted to the CT DECD. The analysis is now being reviewed and will be run through the state's REMI (Regional Economic Model, Inc.) as a part of their approval process. Approval is anticipated in 2016.

Public Property Redevelopment: 517/529 Gold Star Highway is the top public property priority for redevelopment. An RFP was released and proposals are due on Monday, October 17th. Other secondary priorities include Groton Heights and Mystic Oral School. Development interest in both of these properties has been consistently growing.

Great Blue Research Survey: The draft report was received summarizing the results from the two surveys (consumer/residential and business). Formatting edits are being made to the draft report in preparation of a formal release to the Town in October. Additionally, there will be presentations of the results made to both the Town Council and RTM in the near future.

GREAT BLUE RESIDENTIAL & BUSINESS TELEPHONE SURVEY COMPLETED

Project Description & Goals

The primary goal of this research study among Groton residents and businesses study was to assess current perceptions of the Town, drivers and barriers to increased visitation or patronage, and priorities for future economic development initiatives.

Some Key Findings

- ◇ Residents and businesses agreed that increasing business development incentives and management of tax rates are priorities for economic development.
- ◇ Nearly all residents (95.5%) reported staying in Groton for business, pleasure, and recreation either "often" or "occasionally," with fewer residents reporting they conduct similar activities outside of Groton. The most common reason reported for leaving Groton was "shopping".
- ◇ Among business owners, only 33.7% reported being aware of incentives and tax breaks.
- ◇ Most residents (86.9%) reported the quality of life in Groton as "excellent" or "good".
- ◇ When considering developments that could increase patronage and commerce in Groton, residents and businesses resoundingly agreed that "arts/entertainment" would accomplish these goals. There was also agreement that "moderately priced restaurants" and "night life/leisure locations" would stimulate commerce, and residents felt they would be more likely to visit Groton if there were more "fitness/outdoor/indoor recreation" establishments.

INSPECTION SERVICES DIVISION HIGHLIGHTS

- ◇ Total building fees collected for FYE 2017 less reimbursements: \$92,183
- ◇ A building permit was issued for the construction of a Savings Institute Bank in the plaza at 970 Poquonnock Road. The project consists of the demolition of the kiosk in the front parking area and the construction of a streamlined bank branch emphasizing interactive consumer banking.
- ◇ A remodeling project is underway at Wendy's, located at 687 Long Hill Road, while interior renovations continue across the street at 688 Long Hill Road for the expected Spring 2017 opening of Aldi's. At 52 Newtown Road renovations of interior spaces are beginning at the Groton Public Library.
- ◇ Signage projects have begun at several locations throughout Town to reface existing or install new signs.

ITEM	RECEIVED IN SEPTEMBER	FISCAL YEAR 2017 TOTAL
BUILDING PERMITS	38	143
ELECTRICAL PERMITS	27	83
PLUMBING PERMITS	15	37
MECHANICAL PERMITS	40	86
SPRINKLER PERMIT	2	3
MOBILE HOME PERMITS	0	1
ESTIMATED VALUE	2,491,336	
RESIDENTIAL PERMITS ISSUED—NEW	1	6
ESTIMATED VALUE	193,000	915,000
RESIDENTIAL ADDITIONS/ALTERATIONS	29	99
NEW COMMERCIAL PERMITS	1	2
COMMERCIAL ADDITIONS	6	14
SIGNS	5	9
POOL PERMITS	0	0
SHED PERMITS	1	3
SINGLE FAMILY/DUPLEX UNITS APPROVED	0	14
TOTAL FEES COLLECTED (less reimbursements)	25,849	
CERTIFICATES OF OCCUPANCY ISSUED	5	32
HDC CERTIFICATES OF APPROPRIATENESS	5	16
CODE ENFORCEMENT		
SIGN VIOLATIONS	0	0
VEHICLES/WASTE	2	5
OTHER ENFORCEMENT ACTIONS	0	0
PENDING LITIGATION	2	4
CASES RESOLVED	2	9
BLIGHT CODE	5	10